File Bk 24B

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150005973 DEEDQC
Recvd: 01/26/15 08:55 2 pgs
Fees: 12.00 Taxes: 0.00

20150126-0007057

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shane Youssi	Shane Youssi	14702005700
(NAME)	(NAME)	
6330 St. Henry Drive	6330 St. Henry Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mary Youssi,** hereinafter called the Grantor(s), have quitclaimed unto **Shane Youssi,** hereinafter called the Grantee(s), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 404 on the plan of Caldwell Hall, Section II of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard Gordon Stearns and wife, Jane S. Stearns by deed from The Kennedy Corp. dated 6/16/61, of record in Book 3249, page 51, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Shane Youssi and Mary Youssi, husband and wife, by deed from Richard Gordon Stearns, a single widower dated 5/7/14, of record in Instr. No. 20140508-0039405, Register's Office for Davidson County, Tennessee.

This is not the primary residence of the Grantor.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 304 Binkley Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 20 day of January, 2015.

Mary Youssi

State of Tennessee
County of Davidson

Personally appeared before me Mary Youssi, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public Shane D. Povlick
My Commission Expires: 3/8/2016

RETURN TO:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

File No.: 2014-182



My Commission Expires MAR. 8, 2016